HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: August 2016

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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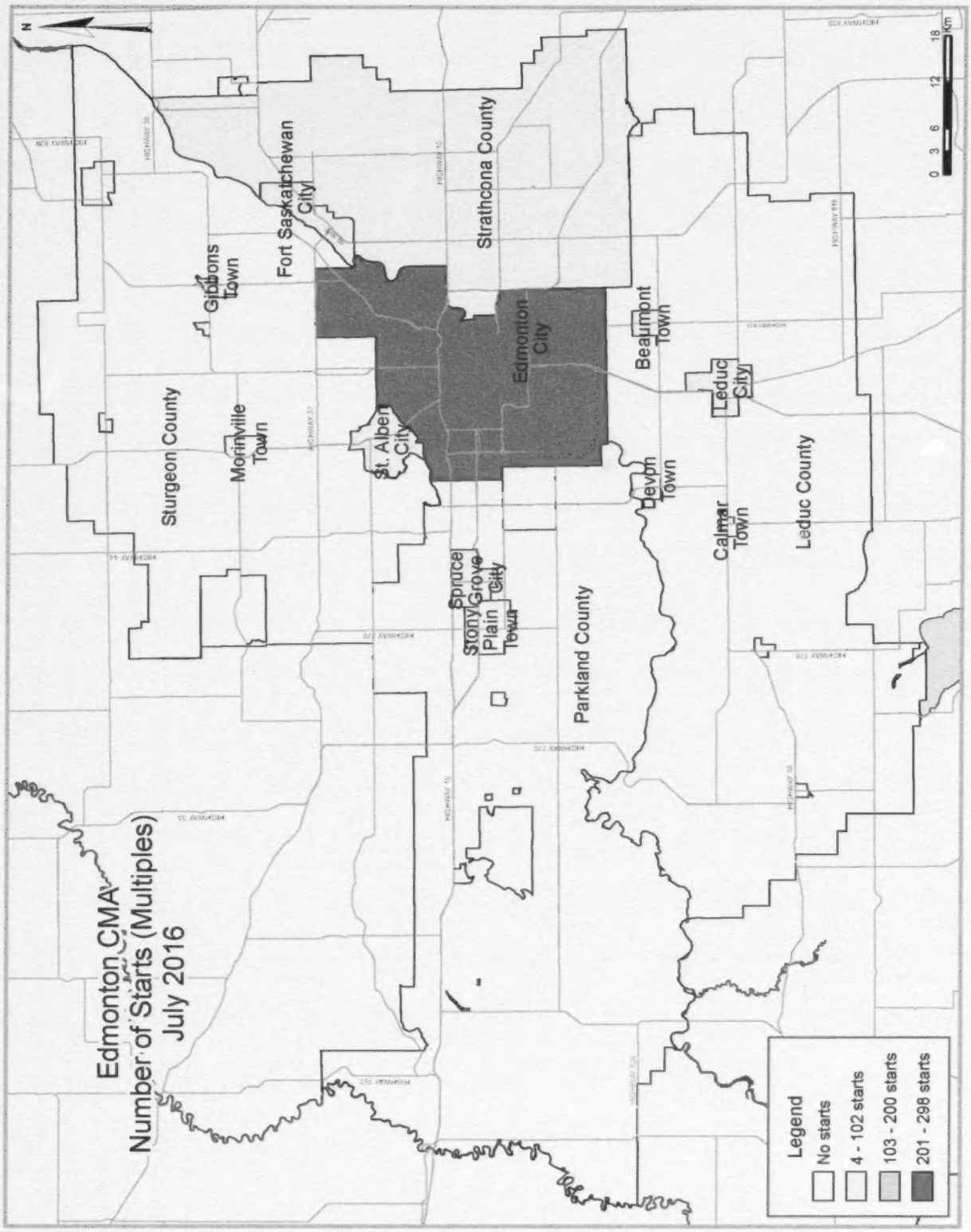
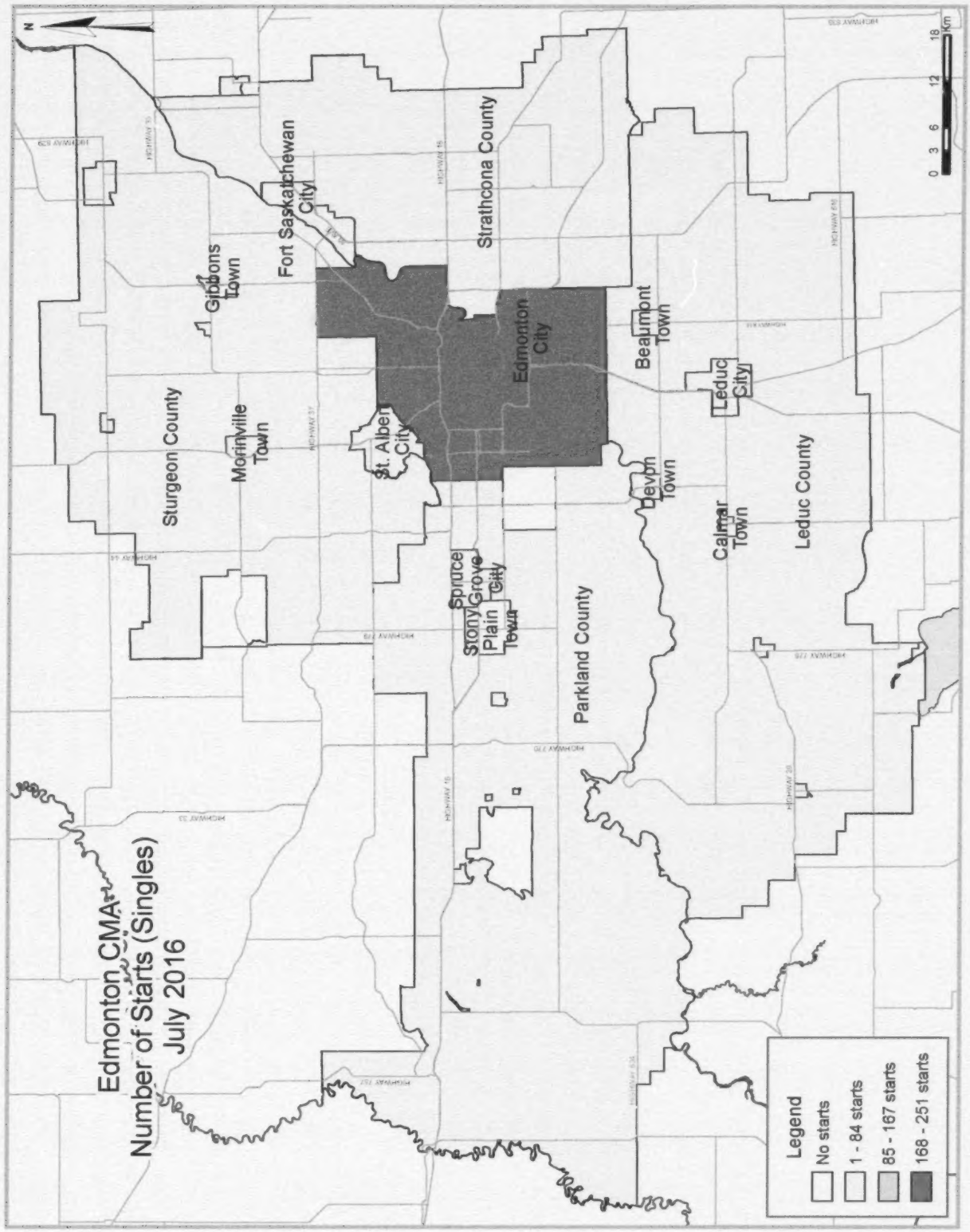
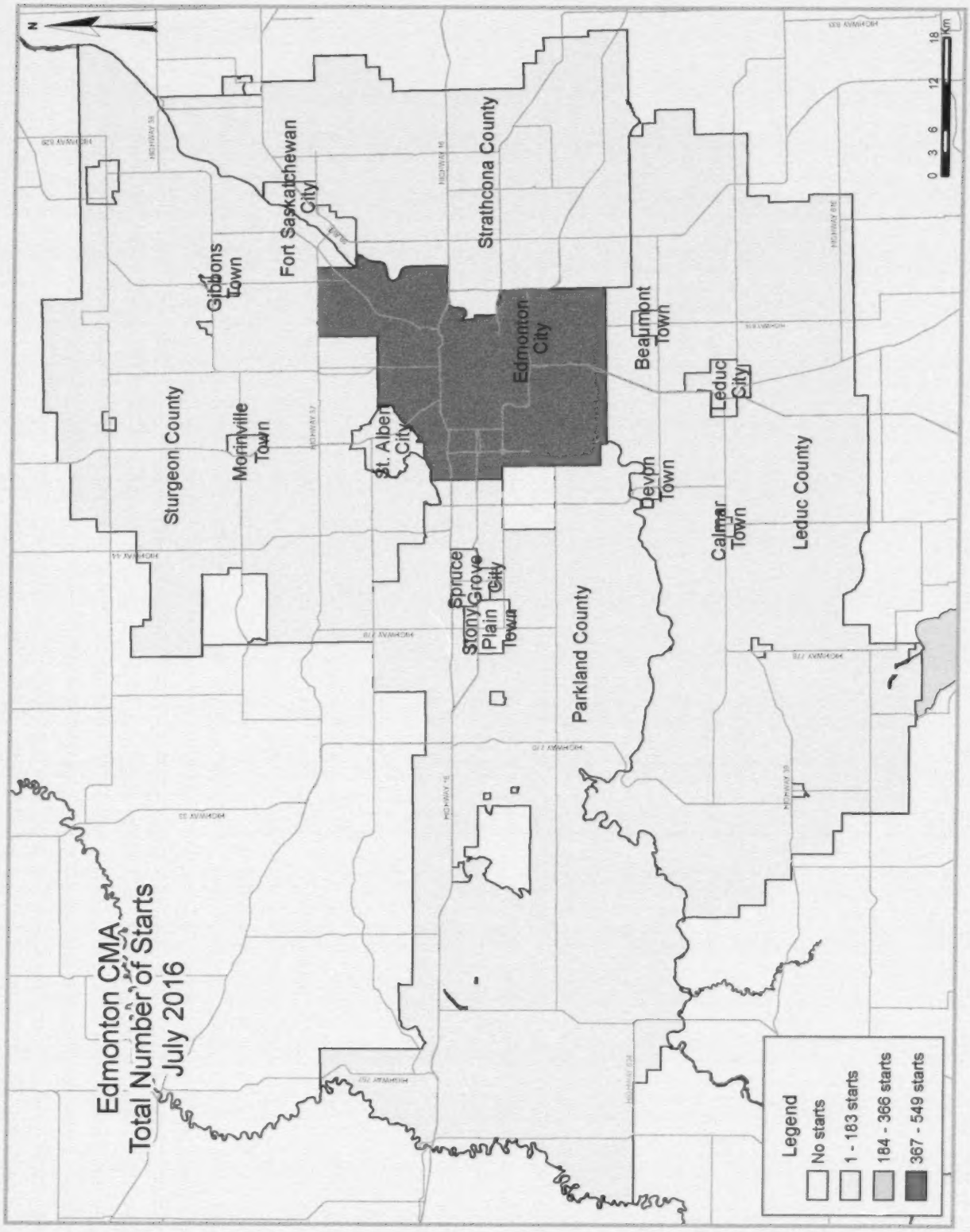
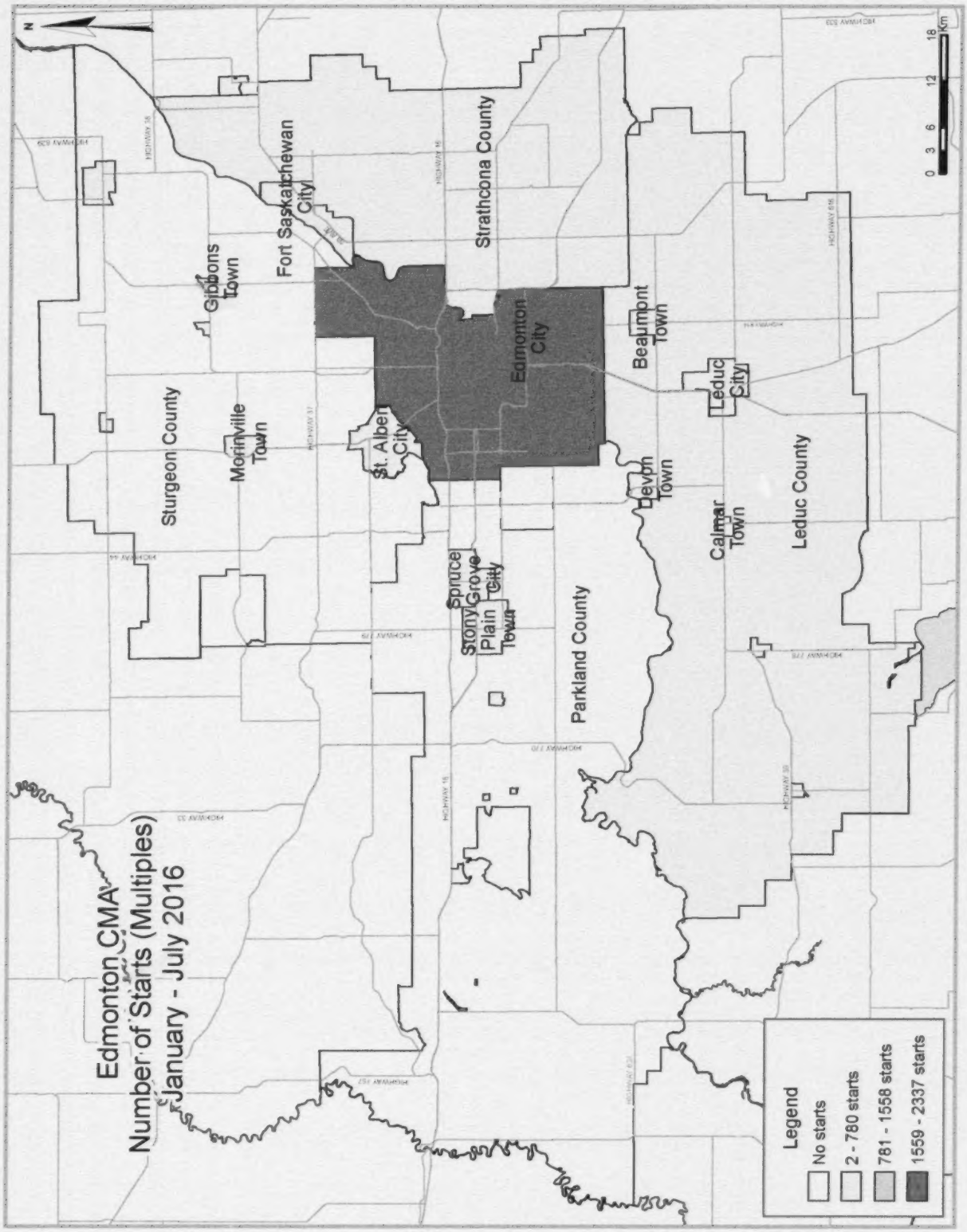
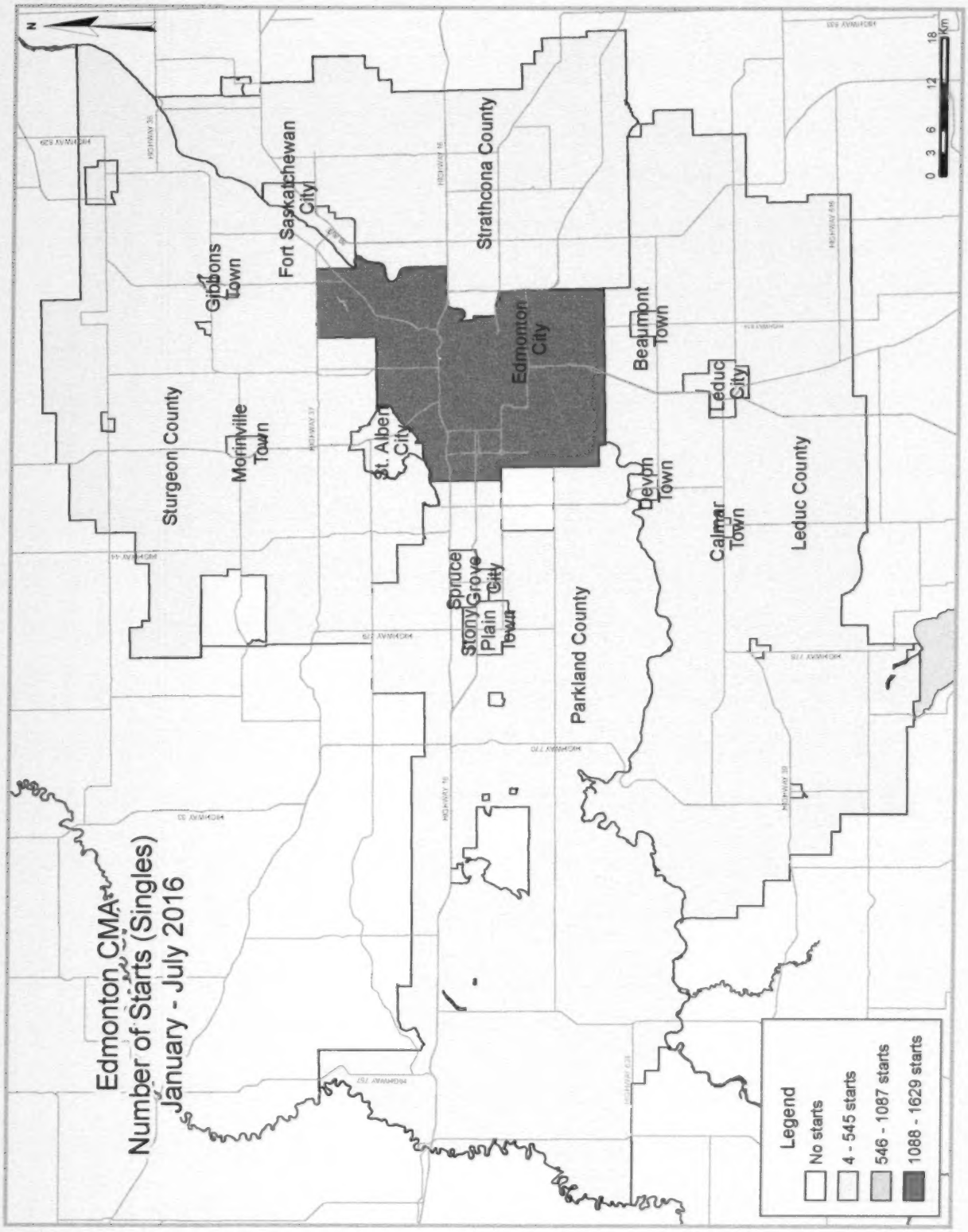
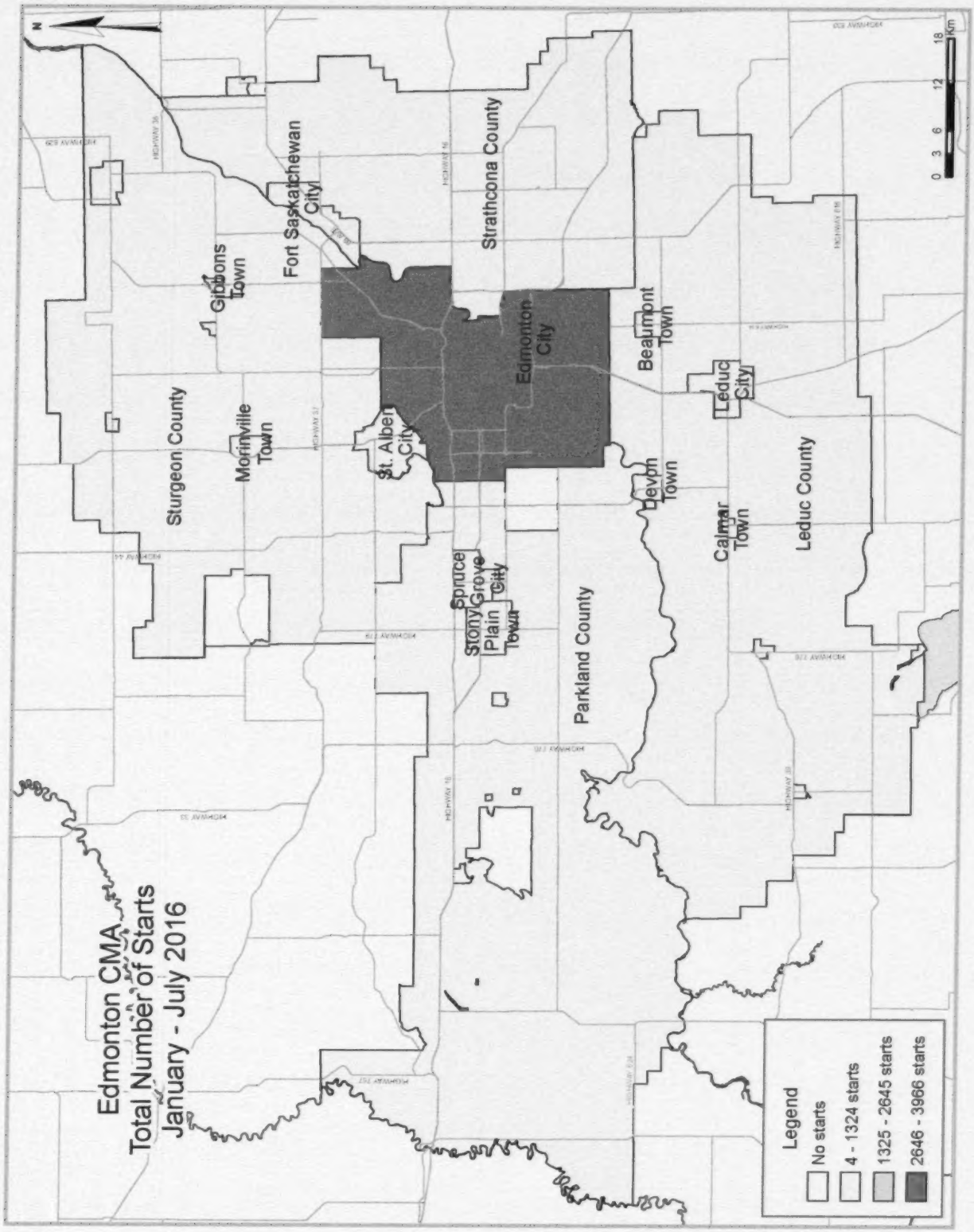

Edmonton CMA
Number of Starts (Multiples)
July 2016
N
0 3 6 12 18 Km
Legend
No starts
4 - 102 starts
103 - 200 starts
201 - 298 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
July 2016
Legend
No starts
1 - 84 starts
85 - 167 starts
168 - 251 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Total Number of Starts
July 2016
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 183 starts
184 - 366 starts
367 - 549 starts


Edmonton CMA
Number of Starts (Multiples)
January - July 2016
Legend
No starts
2 - 780 starts
781 - 1558 starts
1559 - 2337 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 km


Edmonton CMA
Number of Starts (Singles)
January - July 2016
Legend
No starts
4 - 545 starts
546 - 1087 starts
1088 - 1629 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
0 3 6 12 18 Km


Edmonton CMA
Total Number of Starts
January - July 2016
Legend
No starts
4 - 1324 starts
1325 - 2645 starts
2646 - 3966 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
0 3 6 12 18 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) July 2016		
Edmonton CMA[1]	June 2016	July 2016
Trend[2]	10,174	10,199
SAAR	10,178	8,541
	July 2015	July 2016
Actual		
July - Single-Detached	510	387
July - Multiples	1,213	378
July - Total	1,723	765
January to July - Single-Detached	3,530	2,266
January to July - Multiples	7,534	3,436
January to July - Total	11,064	5,702

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2016	386	132	40	1	62	0	0	144	765
July 2015	510	216	99	0	102	266	32	498	1,723
% Change	-24.3	-38.9	-59.6	n/a	-39.2	-100.0	-100.0	-71.1	-55.6
Year-to-date 2016	2,262	1,044	243	4	425	916	115	693	5,702
Year-to-date 2015	3,521	1,440	485	9	795	2,873	114	1,827	11,064
% Change	-35.8	-27.5	-49.9	-55.6	-46.5	-68.1	0.9	-62.1	-48.5
UNDER CONSTRUCTION									
July 2016	2,480	1,082	309	4	643	4,162	316	2,578	11,574
July 2015	4,120	1,680	571	6	1,005	5,422	180	3,465	16,449
% Change	-39.8	-35.6	-45.9	-33.3	-36.0	-23.2	75.6	-25.6	-29.6
COMPLETIONS									
July 2016	382	186	81	2	126	228	78	198	1,281
July 2015	678	266	64	1	175	305	2	195	1,686
% Change	-43.7	-30.1	26.6	100.0	-28.0	-25.2	**	1.5	-24.0
Year-to-date 2016	3,111	1,376	275	5	616	1,321	284	2,033	9,021
Year-to-date 2015	4,082	1,408	254	11	686	1,333	78	1,368	9,220
% Change	-23.8	-2.3	8.3	-54.5	-10.2	-0.9	**	48.6	-2.2
COMPLETED & NOT ABSORBED									
July 2016	745	396	94	3	199	476	n/a	n/a	1,913
July 2015	640	274	35	0	79	216	n/a	n/a	1,244
% Change	16.4	44.5	168.6	n/a	151.9	120.4	n/a	n/a	53.8
ABSORBED									
July 2016	435	223	40	1	103	157	n/a	n/a	959
July 2015	638	247	51	1	170	289	n/a	n/a	1,396
% Change	-31.8	-9.7	-21.6	0.0	-39.4	-45.7	n/a	n/a	-31.3
Year-to-date 2016	3,137	1,375	229	2	453	1,154	n/a	n/a	6,350
Year-to-date 2015	3,963	1,362	164	12	659	1,273	n/a	n/a	7,433
% Change	-20.8	1.0	39.6	-83.3	-31.3	-9.3	n/a	n/a	-14.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
July 2016	250	80	32	1	42	0	0	144	549
July 2015	346	142	59	0	84	202	18	324	1,175
Beaumont Town									
July 2016	14	4	0	0	0	0	0	0	18
July 2015	15	4	21	0	0	0	0	126	166
Devon Town									
July 2016	2	0	0	0	0	0	0	0	2
July 2015	0	2	0	0	0	0	0	0	2
Fort Saskatchewan City									
July 2016	7	12	0	0	0	0	0	0	19
July 2015	22	8	0	0	4	0	14	48	96
Leduc City									
July 2016	9	4	0	0	0	0	0	0	13
July 2015	12	12	12	0	5	0	0	0	41
Leduc County									
July 2016	10	0	0	0	0	0	0	0	10
July 2015	19	0	0	0	0	0	0	0	19
Morinville Town									
July 2016	4	0	0	0	0	0	0	0	4
July 2015	1	0	0	0	0	0	0	0	1
Parkland County									
July 2016	20	0	0	0	0	0	0	0	20
July 2015	14	0	0	0	0	0	0	0	14
Spruce Grove City									
July 2016	17	16	8	0	4	0	0	0	45
July 2015	23	26	7	0	0	36	0	0	92
St. Albert City									
July 2016	5	2	0	0	9	0	0	0	16
July 2015	13	10	0	0	9	0	0	0	32
Stony Plain Town									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	5	4	0	0	0	28	0	0	37
Strathcona County									
July 2016	23	14	0	0	7	0	0	0	44
July 2015	23	6	0	0	0	0	0	0	29
Sturgeon County									
July 2016	17	0	0	0	0	0	0	0	17
July 2015	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
July 2016	8	0	0	0	0	0	0	0	8
July 2015	5	2	0	0	0	0	0	0	7
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2016	386	132	40	1	62	0	0	144	765
July 2015	510	216	99	0	102	266	32	498	1,723

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
July 2016	1,647	748	245	4	558	3,448	181	2,045	8,876
July 2015	2,755	1,188	496	4	810	4,727	81	2,792	12,853
Beaumont Town									
July 2016	101	24	7	0	0	0	0	0	132
July 2015	94	18	24	0	0	8	0	126	270
Devon Town									
July 2016	5	2	0	0	0	0	0	0	7
July 2015	6	2	0	0	0	0	0	0	8
Fort Saskatchewan City									
July 2016	54	62	8	0	0	0	11	48	183
July 2015	149	116	0	0	13	0	87	96	461
Leduc City									
July 2016	90	40	12	0	9	0	4	90	245
July 2015	148	56	33	0	24	160	8	104	533
Leduc County									
July 2016	73	4	3	0	0	0	0	0	80
July 2015	114	0	0	0	0	0	0	0	114
Morinville Town									
July 2016	17	8	0	0	0	3	0	0	28
July 2015	42	10	3	0	8	0	0	36	99
Parkland County									
July 2016	100	0	0	0	0	0	0	0	100
July 2015	118	2	0	0	0	0	0	0	120
Spruce Grove City									
July 2016	81	82	30	0	29	0	38	0	260
July 2015	177	168	11	0	46	140	0	104	646
St. Albert City									
July 2016	84	52	0	0	34	517	11	0	698
July 2015	102	34	0	0	60	119	0	110	425
Stony Plain Town									
July 2016	27	16	0	0	4	138	71	66	322
July 2015	64	30	0	0	16	40	0	0	150
Strathcona County									
July 2016	109	40	0	0	9	56	0	325	539
July 2015	197	52	0	2	28	228	0	93	600
Sturgeon County									
July 2016	61	0	0	0	0	0	0	0	61
July 2015	101	0	0	0	0	0	0	0	101
Remainder of the CMA									
July 2016	31	4	4	0	0	0	0	4	43
July 2015	53	4	4	0	0	0	4	4	69
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2016	2,480	1,082	309	4	643	4,162	316	2,578	11,574
July 2015	4,120	1,680	571	6	1,005	5,422	180	3,465	16,449

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
July 2016	270	164	28	2	99	152	50	134	899
July 2015	453	202	50	0	157	305	2	117	1,286
Beaumont Town									
July 2016	23	0	0	0	0	8	0	0	31
July 2015	14	4	4	0	0	0	0	0	22
Devon Town									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
July 2016	7	8	4	0	0	0	28	0	47
July 2015	21	10	0	0	0	0	0	0	31
Leduc City									
July 2016	5	4	0	0	14	0	0	0	23
July 2015	42	26	10	0	5	0	0	0	83
Leduc County									
July 2016	15	0	0	0	0	0	0	0	15
July 2015	10	0	0	0	0	0	0	0	10
Morinville Town									
July 2016	3	0	0	0	0	0	0	36	39
July 2015	15	0	0	0	0	0	0	0	15
Parkland County									
July 2016	8	0	0	0	0	0	0	0	8
July 2015	19	0	0	0	0	0	0	0	19
Spruce Grove City									
July 2016	8	2	42	0	7	68	0	28	155
July 2015	31	12	0	0	0	0	0	0	43
St. Albert City									
July 2016	10	0	0	0	0	0	0	0	10
July 2015	21	6	0	0	7	0	0	78	112
Stony Plain Town									
July 2016	3	2	3	0	4	0	0	0	12
July 2015	9	2	0	0	0	0	0	0	11
Strathcona County									
July 2016	21	6	4	0	2	0	0	0	33
July 2015	30	4	0	1	6	0	0	0	41
Sturgeon County									
July 2016	8	0	0	0	0	0	0	0	8
July 2015	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
July 2016	1	0	0	0	0	0	0	0	1
July 2015	3	0	0	0	0	0	0	0	3
First Nations									
July 2016	0	0	0	0	0	0	0	0	0
July 2015	0	0	0	0	0	0	0	0	0
Edmonton CMA									
July 2016	382	186	81	2	126	228	78	198	1,281
July 2015	678	266	64	1	175	305	2	195	1,686

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
July 2016	461	238	44	3	120	388	n/a	n/a	1,254
July 2015	350	155	22	0	28	185	n/a	n/a	740
Beaumont Town									
July 2016	31	13	9	0	0	8	n/a	n/a	61
July 2015	26	0	3	0	0	0	n/a	n/a	29
Devon Town									
July 2016	2	0	0	0	0	0	n/a	n/a	2
July 2015	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
July 2016	47	35	4	0	12	0	n/a	n/a	98
July 2015	50	11	3	0	3	0	n/a	n/a	67
Leduc City									
July 2016	51	13	3	0	14	0	n/a	n/a	81
July 2015	56	23	0	0	7	0	n/a	n/a	86
Leduc County									
July 2016	8	0	0	0	0	0	n/a	n/a	8
July 2015	5	0	0	0	0	0	n/a	n/a	5
Morinville Town									
July 2016	11	6	0	0	0	0	n/a	n/a	17
July 2015	5	0	0	0	0	0	n/a	n/a	5
Parkland County									
July 2016	7	0	0	0	0	0	n/a	n/a	7
July 2015	8	3	0	0	0	0	n/a	n/a	11
Spruce Grove City									
July 2016	35	50	25	0	9	47	n/a	n/a	166
July 2015	40	41	1	0	10	31	n/a	n/a	123
St. Albert City									
July 2016	31	15	0	0	5	0	n/a	n/a	51
July 2015	39	12	0	0	3	0	n/a	n/a	54
Stony Plain Town									
July 2016	28	19	5	0	12	0	n/a	n/a	64
July 2015	25	19	6	0	5	0	n/a	n/a	55
Strathcona County									
July 2016	23	7	3	0	25	33	n/a	n/a	91
July 2015	32	10	0	0	23	0	n/a	n/a	65
Sturgeon County									
July 2016	4	0	0	0	0	0	n/a	n/a	4
July 2015	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
July 2016	6	0	1	0	2	0	n/a	n/a	9
July 2015	3	0	0	0	0	0	n/a	n/a	3
First Nations									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
July 2016	745	396	94	3	199	476	n/a	n/a	1,913
July 2015	640	274	35	0	79	216	n/a	n/a	1,244

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
July 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
July 2016	297	173	13	1	89	109	n/a	n/a	682
July 2015	409	189	40	0	160	288	n/a	n/a	1,086
Beaumont Town									
July 2016	19	1	0	0	0	0	n/a	n/a	20
July 2015	16	4	1	0	0	0	n/a	n/a	21
Devon Town									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
July 2016	10	14	3	0	0	0	n/a	n/a	27
July 2015	20	14	0	0	1	0	n/a	n/a	35
Leduc City									
July 2016	12	6	1	0	3	0	n/a	n/a	22
July 2015	40	18	10	0	0	0	n/a	n/a	68
Leduc County									
July 2016	17	0	0	0	0	0	n/a	n/a	17
July 2015	10	0	0	0	0	0	n/a	n/a	10
Morinville Town									
July 2016	3	2	0	0	0	0	n/a	n/a	5
July 2015	16	0	0	0	0	0	n/a	n/a	16
Parkland County									
July 2016	8	0	0	0	0	0	n/a	n/a	8
July 2015	17	0	0	0	0	0	n/a	n/a	17
Spruce Grove City									
July 2016	17	17	22	0	5	48	n/a	n/a	109
July 2015	34	10	0	0	0	1	n/a	n/a	45
St. Albert City									
July 2016	16	2	0	0	0	0	n/a	n/a	18
July 2015	17	4	0	0	5	0	n/a	n/a	26
Stony Plain Town									
July 2016	2	1	0	0	2	0	n/a	n/a	5
July 2015	11	4	0	0	0	0	n/a	n/a	15
Strathcona County									
July 2016	26	7	1	0	2	0	n/a	n/a	36
July 2015	34	4	0	1	4	0	n/a	n/a	43
Sturgeon County									
July 2016	7	0	0	0	0	0	n/a	n/a	7
July 2015	10	0	0	0	0	0	n/a	n/a	10
Remainder of the CMA									
July 2016	1	0	0	0	2	0	n/a	n/a	3
July 2015	4	0	0	0	0	0	n/a	n/a	4
First Nations									
July 2016	0	0	0	0	0	0	n/a	n/a	0
July 2015	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
July 2016	435	223	40	1	103	157	n/a	n/a	959
July 2015	638	247	51	1	170	289	n/a	n/a	1,396

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type July 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Edmonton City	251	346	80	142	74	161	144	526	549	1,175	-53.3
Beaumont Town	14	15	4	4	0	21	0	126	18	166	-89.2
Calmar Town	1	2	0	0	0	0	0	0	1	2	-50.0
Devon Town	2	0	0	2	0	0	0	0	2	2	0.0
Fort Saskatchewan City	7	22	12	8	0	18	0	48	19	96	-80.2
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	9	12	4	12	0	17	0	0	13	41	-68.3
Leduc County	10	19	0	0	0	0	0	0	10	19	-47.4
Morinville Town	4	1	0	0	0	0	0	0	4	1	**
Parkland County	20	14	0	0	0	0	0	0	20	14	42.9
Spruce Grove City	17	23	16	26	12	7	0	36	45	92	-51.1
St. Albert City	5	13	6	14	5	5	0	0	16	32	-50.0
Stony Plain Town	0	5	0	4	0	0	0	28	0	37	-100.0
Strathcona County	23	23	18	6	3	0	0	0	44	29	51.7
Sturgeon County	17	12	0	0	0	0	0	0	17	12	41.7
Remainder of the CMA	7	3	0	2	0	0	0	0	7	5	40.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	387	510	140	220	94	229	144	764	765	1,723	-55.6

Table 2.1: Starts by Submarket and by Dwelling Type January - July 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	1,629	2,486	744	1,110	605	1,109	988	4,125	3,966	8,830	-55.1
Beaumont Town	75	72	24	16	4	27	0	134	103	249	-58.6
Calmar Town	4	7	0	0	0	4	0	0	4	11	-63.6
Devon Town	5	3	2	2	0	0	0	0	7	5	40.0
Fort Saskatchewan City	49	126	60	110	12	49	48	96	169	381	-55.6
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	55	110	40	46	11	47	0	14	106	217	-51.2
Leduc County	47	74	4	0	3	0	0	0	54	74	-27.0
Morinville Town	14	26	8	10	0	4	0	0	22	40	-45.0
Parkland County	59	82	0	0	0	0	0	0	59	82	-28.0
Spruce Grove City	80	159	74	126	63	21	0	72	217	378	-42.6
St. Albert City	61	91	62	38	29	5	398	16	550	150	**
Stony Plain Town	28	49	14	24	3	4	3	40	48	117	-59.0
Strathcona County	87	159	56	80	3	0	172	199	318	438	-27.4
Sturgeon County	60	67	0	0	0	0	0	0	60	67	-10.4
Remainder of the CMA	13	19	2	2	4	0	0	4	19	25	-24.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	2,266	3,530	1,090	1,564	737	1,270	1,609	4,700	5,702	11,064	-48.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Edmonton City	74	143	0	18	0	202	144	324
Beaumont Town	0	21	0	0	0	0	0	126
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	14	0	0	0	48
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	17	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	12	7	0	0	0	36	0	0
St. Albert City	5	5	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	28	0	0
Strathcona County	3	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	94	197	0	32	0	266	144	498

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	505	1,039	100	70	515	2,567	473	1,558
Beaumont Town	4	27	0	0	0	8	0	126
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	9	0	40	0	0	48	96
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	11	47	0	0	0	0	0	14
Leduc County	3	0	0	0	0	0	0	0
Morinville Town	0	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	63	21	0	0	0	72	0	0
St. Albert City	14	5	15	0	398	16	0	0
Stony Plain Town	3	4	0	0	3	40	0	0
Strathcona County	3	0	0	0	0	170	172	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	0	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	622	1,156	115	114	916	2,873	693	1,827

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Edmonton City	362	547	43	286	144	342	549	1,175
Beaumont Town	18	40	0	0	0	126	18	166
Calmar Town	1	2	0	0	0	0	1	2
Devon Town	2	2	0	0	0	0	2	2
Fort Saskatchewan City	19	30	0	4	0	62	19	96
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	13	36	0	5	0	0	13	41
Leduc County	10	19	0	0	0	0	10	19
Morinville Town	4	1	0	0	0	0	4	1
Parkland County	20	14	0	0	0	0	20	14
Spruce Grove City	41	56	4	36	0	0	45	92
St. Albert City	7	23	9	9	0	0	16	32
Stony Plain Town	0	9	0	28	0	0	0	37
Strathcona County	37	29	7	0	0	0	44	29
Sturgeon County	17	12	0	0	0	0	17	12
Remainder of the CMA	7	5	0	0	0	0	7	5
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	558	825	63	368	144	530	765	1,723

Table 2.5: Starts by Submarket and by Intended Market January - July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	2,506	3,914	887	3,288	573	1,628	3,966	8,830
Beaumont Town	103	115	0	8	0	126	103	249
Calmar Town	4	7	0	0	0	4	4	11
Devon Town	7	5	0	0	0	0	7	5
Fort Saskatchewan City	121	232	0	13	48	136	169	381
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	103	186	3	17	0	14	106	217
Leduc County	54	74	0	0	0	0	54	74
Morinville Town	22	36	0	4	0	0	22	40
Parkland County	59	82	0	0	0	0	59	82
Spruce Grove City	202	296	15	82	0	0	217	378
St. Albert City	111	125	424	25	15	0	550	150
Stony Plain Town	45	73	3	44	0	0	48	117
Strathcona County	133	213	13	196	172	29	318	438
Sturgeon County	60	67	0	0	0	0	60	67
Remainder of the CMA	19	21	0	0	0	4	19	25
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	3,549	5,446	1,345	3,677	808	1,941	5,702	11,064

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	% Change
Edmonton City	272	453	166	208	175	203	286	422	899	1,286	-30.1
Beaumont Town	23	14	0	4	0	4	8	0	31	22	40.9
Calmar Town	0	1	0	0	0	0	0	0	0	1	-100.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	7	21	8	10	32	0	0	0	47	31	51.6
Gibbons Town	0	1	0	0	0	0	0	0	0	1	-100.0
Leduc City	5	42	4	26	14	15	0	0	23	83	-72.3
Leduc County	15	10	0	0	0	0	0	0	15	10	50.0
Morinville Town	3	15	0	0	0	0	36	0	39	15	160.0
Parkland County	8	19	0	0	0	0	0	0	8	19	-57.9
Spruce Grove City	8	31	2	12	49	0	96	0	155	43	**
St. Albert City	10	21	0	6	0	7	0	78	10	112	-91.1
Stony Plain Town	3	9	2	2	7	0	0	0	12	11	9.1
Strathcona County	21	31	8	10	4	0	0	0	33	41	-19.5
Sturgeon County	8	10	0	0	0	0	0	0	8	10	-20.0
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	384	679	190	278	281	229	426	500	1,281	1,686	-24.0

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Edmonton City	2,175	2,851	1,108	1,088	725	722	2,682	2,264	6,690	6,925	-3.4
Beaumont Town	106	94	36	22	71	4	71	0	284	120	136.7
Calmar Town	8	13	0	0	4	0	0	0	12	13	-7.7
Devon Town	3	3	2	0	0	0	0	0	5	3	66.7
Fort Saskatchewan City	55	125	66	64	94	4	48	0	263	193	36.3
Gibbons Town	1	5	0	0	0	0	0	0	1	5	-80.0
Leduc City	129	194	32	88	45	116	160	0	366	398	-8.0
Leduc County	75	86	0	0	0	0	0	0	75	86	-12.8
Morinville Town	29	45	16	2	0	0	36	0	81	47	72.3
Parkland County	67	87	0	4	0	0	0	0	67	91	-26.4
Spruce Grove City	108	197	110	116	67	34	140	143	425	490	-13.3
St. Albert City	86	124	30	32	44	7	110	150	270	313	-13.7
Stony Plain Town	33	49	20	34	19	7	0	0	72	90	-20.0
Strathcona County	150	147	46	60	8	20	107	144	311	371	-16.2
Sturgeon County	76	64	0	0	0	0	0	0	76	64	18.8
Remainder of the CMA	15	11	0	0	8	0	0	0	23	11	109.1
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,116	4,095	1,466	1,510	1,085	914	3,354	2,701	9,021	9,220	-2.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Edmonton City	127	203	48	0	152	305	134	117
Beaumont Town	0	4	0	0	8	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	0	28	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	14	15	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	36	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	49	0	0	0	68	0	28	0
St. Albert City	0	7	0	0	0	0	0	78
Stony Plain Town	7	0	0	0	0	0	0	0
Strathcona County	4	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	205	229	76	0	228	305	198	195

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	617	712	108	10	1,245	1,333	1,437	931
Beaumont Town	6	4	65	0	8	0	63	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	32	4	62	0	0	0	48	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	45	52	0	64	0	0	160	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	36	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	63	34	4	0	68	0	72	143
St. Albert City	5	7	39	0	0	0	110	150
Stony Plain Town	19	7	0	0	0	0	0	0
Strathcona County	8	20	0	0	0	0	107	144
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	8	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	803	840	282	74	1,321	1,333	2,033	1,368

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015	July 2016	July 2015
Edmonton City	462	705	253	462	184	119	899	1,286
Beaumont Town	23	22	8	0	0	0	31	22
Calmar Town	0	1	0	0	0	0	0	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	19	31	0	0	28	0	47	31
Gibbons Town	0	1	0	0	0	0	0	1
Leduc City	9	78	14	5	0	0	23	83
Leduc County	15	10	0	0	0	0	15	10
Morinville Town	3	15	0	0	36	0	39	15
Parkland County	8	19	0	0	0	0	8	19
Spruce Grove City	52	43	75	0	28	0	155	43
St. Albert City	10	27	0	7	0	78	10	112
Stony Plain Town	8	11	4	0	0	0	12	11
Strathcona County	31	34	2	7	0	0	33	41
Sturgeon County	8	10	0	0	0	0	8	10
Remainder of the CMA	1	1	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	649	1,008	356	481	276	197	1,281	1,686

Table 3.5: Completions by Submarket and by Intended Market January - July 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Edmonton City	3,380	4,076	1,763	1,904	1,547	945	6,690	6,925
Beaumont Town	148	120	8	0	128	0	284	120
Calmar Town	8	13	0	0	4	0	12	13
Devon Town	5	3	0	0	0	0	5	3
Fort Saskatchewan City	131	182	22	11	110	0	263	193
Gibbons Town	1	5	0	0	0	0	1	5
Leduc City	186	315	20	19	160	64	366	398
Leduc County	75	86	0	0	0	0	75	86
Morinville Town	45	47	0	0	36	0	81	47
Parkland County	67	91	0	0	0	0	67	91
Spruce Grove City	268	332	81	15	76	143	425	490
St. Albert City	116	142	5	21	149	150	270	313
Stony Plain Town	56	83	16	7	0	0	72	90
Strathcona County	181	174	23	53	107	144	311	371
Sturgeon County	76	64	0	0	0	0	76	64
Remainder of the CMA	19	11	4	0	0	0	23	11
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,762	5,744	1,942	2,030	2,317	1,446	9,021	9,220

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
July 2016	37	12.6	75	25.5	91	31.0	41	13.9	50	17.0	294	530,000	637,953
July 2015	43	10.7	87	21.6	136	33.8	74	18.4	62	15.4	402	555,000	587,756
Year-to-date 2016	266	12.4	582	27.2	671	31.4	284	13.3	336	15.7	2,139	530,000	598,108
Year-to-date 2015	277	10.1	638	23.3	834	30.5	436	15.9	549	20.1	2,734	550,000	626,250
Beaumont Town													
July 2016	17	89.5	1	5.3	0	0.0	1	5.3	0	0.0	19	385,000	390,019
July 2015	0	0.0	5	31.3	7	43.8	3	18.8	1	6.3	16	535,000	553,675
Year-to-date 2016	42	45.2	28	30.1	17	18.3	6	6.5	0	0.0	93	400,000	435,809
Year-to-date 2015	13	15.3	29	34.1	25	29.4	16	18.8	2	2.4	85	515,000	512,379
Calmar Town													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
July 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	0	0
Year-to-date 2015	9	69.2	2	15.4	2	15.4	0	0.0	0	0.0	13	0	399,783
Devon Town													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
Fort Saskatchewan City													
July 2016	2	20.0	7	70.0	0	0.0	1	10.0	0	0.0	10	462,500	459,200
July 2015	2	10.0	7	35.0	9	45.0	2	10.0	0	0.0	20	517,500	504,845
Year-to-date 2016	13	17.1	42	55.3	16	21.1	3	3.9	2	2.6	76	460,000	471,743
Year-to-date 2015	21	17.1	55	44.7	28	22.8	12	9.8	7	5.7	123	480,000	500,963
Gibbons Town													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
July 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2015	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	0	0
Leduc City													
July 2016	5	41.7	5	41.7	1	8.3	1	8.3	0	0.0	12	427,500	445,209
July 2015	6	15.0	19	47.5	11	27.5	3	7.5	1	2.5	40	485,000	486,582
Year-to-date 2016	41	31.8	57	44.2	20	15.5	6	4.7	5	3.9	129	432,500	464,744
Year-to-date 2015	49	27.1	72	39.8	45	24.9	10	5.5	5	2.8	181	450,000	466,940
Leduc County													
July 2016	2	11.8	5	29.4	5	29.4	2	11.8	3	17.6	17	515,000	543,058
July 2015	6	60.0	1	10.0	2	20.0	0	0.0	1	10.0	10	330,000	383,577
Year-to-date 2016	12	17.1	16	22.9	14	20.0	10	14.3	18	25.7	70	570,000	580,765
Year-to-date 2015	23	26.4	16	18.4	15	17.2	10	11.5	23	26.4	87	515,000	548,851
Morinville Town													
July 2016	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	0	0
July 2015	4	25.0	10	62.5	2	12.5	0	0.0	0	0.0	16	410,000	434,998
Year-to-date 2016	17	65.4	9	34.6	0	0.0	0	0.0	0	0.0	26	0	383,589
Year-to-date 2015	21	51.2	16	39.0	3	7.3	1	2.4	0	0.0	41	410,000	419,357

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
July 2015	1	12.5	0	0.0	0	0.0	0	0.0	7	87.5	8	0	805,900
Year-to-date 2016	2	20.0	0	0.0	1	10.0	1	10.0	6	60.0	10	0	0
Year-to-date 2015	3	8.6	2	5.7	0	0.0	5	14.3	25	71.4	35	800,000	897,776
Spruce Grove City													
July 2016	1	5.9	7	41.2	2	11.8	5	29.4	2	11.8	17	560,000	544,607
July 2015	7	20.6	19	55.9	3	8.8	3	8.8	2	5.9	34	465,000	482,726
Year-to-date 2016	20	15.4	60	46.2	26	20.0	16	12.3	8	6.2	130	477,500	498,482
Year-to-date 2015	42	20.6	77	37.7	52	25.5	21	10.3	12	5.9	204	485,000	498,707
St. Albert City													
July 2016	0	0.0	0	0.0	6	37.5	9	56.3	1	6.3	16	622,500	628,918
July 2015	0	0.0	0	0.0	6	35.3	1	5.9	10	58.8	17	775,000	748,599
Year-to-date 2016	0	0.0	10	11.1	21	23.3	35	38.9	24	26.7	90	640,000	675,547
Year-to-date 2015	0	0.0	10	8.8	27	23.9	20	17.7	56	49.6	113	700,000	711,319
Stony Plain Town													
July 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	0	0
July 2015	3	27.3	5	45.5	0	0.0	3	27.3	0	0.0	11	450,000	486,140
Year-to-date 2016	3	10.3	15	51.7	2	6.9	4	13.8	5	17.2	29	0	516,567
Year-to-date 2015	12	30.0	16	40.0	6	15.0	3	7.5	3	7.5	40	450,000	478,587
Strathcona County													
July 2016	1	4.2	7	29.2	10	41.7	5	20.8	1	4.2	24	527,500	559,706
July 2015	1	2.9	8	23.5	10	29.4	4	11.8	11	32.4	34	572,500	716,647
Year-to-date 2016	2	1.3	40	26.1	53	34.6	22	14.4	36	23.5	153	545,000	662,757
Year-to-date 2015	3	2.2	29	21.2	52	38.0	11	8.0	42	30.7	137	575,000	749,139
Sturgeon County													
July 2016	4	57.1	1	14.3	1	14.3	0	0.0	1	14.3	7	0	435,714
July 2015	2	20.0	2	20.0	1	10.0	2	20.0	3	30.0	10	595,000	651,000
Year-to-date 2016	21	29.2	7	9.7	8	11.1	10	13.9	26	36.1	72	600,000	689,653
Year-to-date 2015	8	13.8	12	20.7	13	22.4	10	17.2	15	25.9	58	590,000	619,125
Remainder of the CMA													
July 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
July 2015	1	50.0	0	0.0	0	0.0	0	0.0	1	50.0	2	0	0
Year-to-date 2016	9	75.0	0	0.0	0	0.0	2	16.7	1	8.3	12	0	0
Year-to-date 2015	7	70.0	0	0.0	0	0.0	1	10.0	2	20.0	10	0	0
First Nations													
July 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
July 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
July 2016	71	16.8	112	26.5	116	27.5	65	15.4	58	13.7	422	520,000	597,808
July 2015	77	12.4	164	26.4	187	30.1	95	15.3	99	15.9	622	535,000	577,505
Year-to-date 2016	459	15.1	867	28.5	849	27.9	399	13.1	467	15.4	3,041	520,000	584,237
Year-to-date 2015	490	12.7	977	25.3	1,103	28.5	556	14.4	741	19.2	3,867	540,000	607,171

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2016						
Submarket	July 2016	July 2015	% Change	YTD 2016	YTD 2015	% Change
Edmonton City	637,953	587,756	8.5	598,108	626,250	-4.5
Beaumont Town	390,019	553,675	-29.6	435,809	512,379	-14.9
Calmar Town	-	-	n/a	-	399,783	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	459,200	504,845	-9.0	471,743	500,963	-5.8
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	445,209	486,582	-8.5	464,744	466,940	-0.5
Leduc County	543,058	383,577	41.6	580,765	548,851	5.8
Morinville Town	-	434,998	n/a	383,589	419,357	-8.5
Parkland County	-	805,900	n/a	-	897,776	n/a
Spruce Grove City	544,607	482,726	12.8	498,482	498,707	0.0
St. Albert City	628,918	748,599	-16.0	675,547	711,319	-5.0
Stony Plain Town	-	486,140	n/a	516,567	478,587	7.9
Strathcona County	559,706	716,647	-21.9	662,757	749,139	-11.5
Sturgeon County	435,714	651,000	-33.1	689,653	619,125	11.4
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	597,808	577,505	3.5	584,237	607,171	-3.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

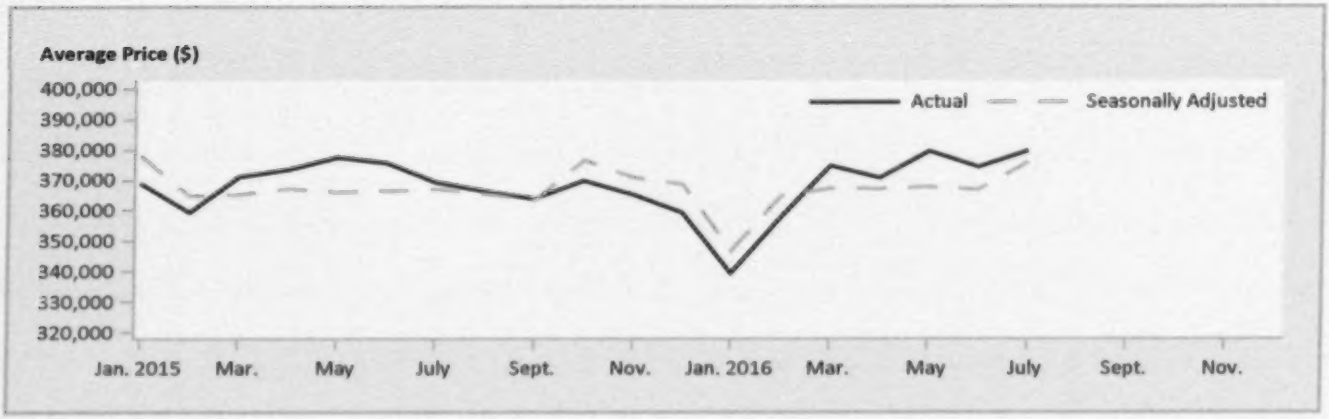


Figure 5.2: MLS® Residential Sales for Edmonton

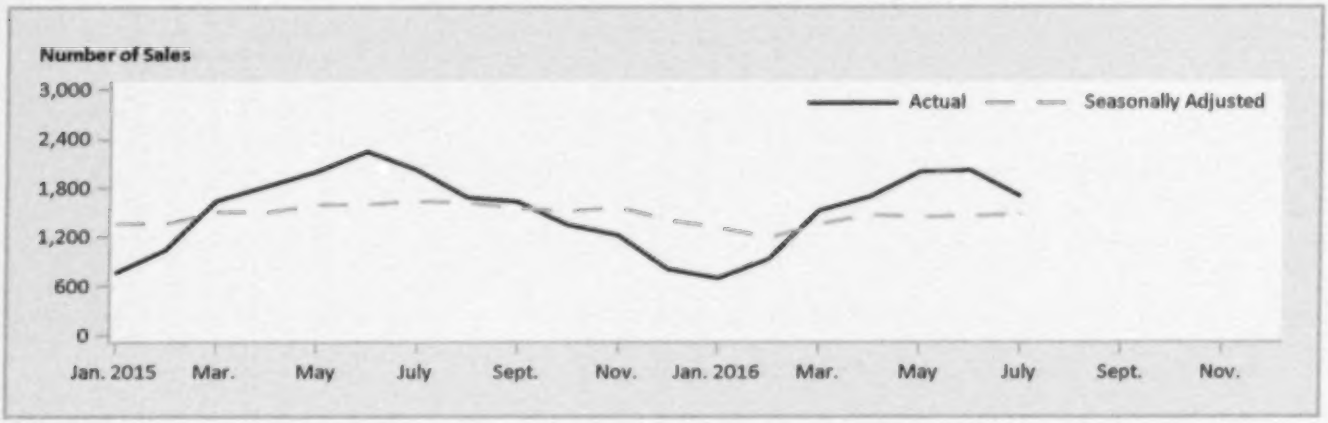
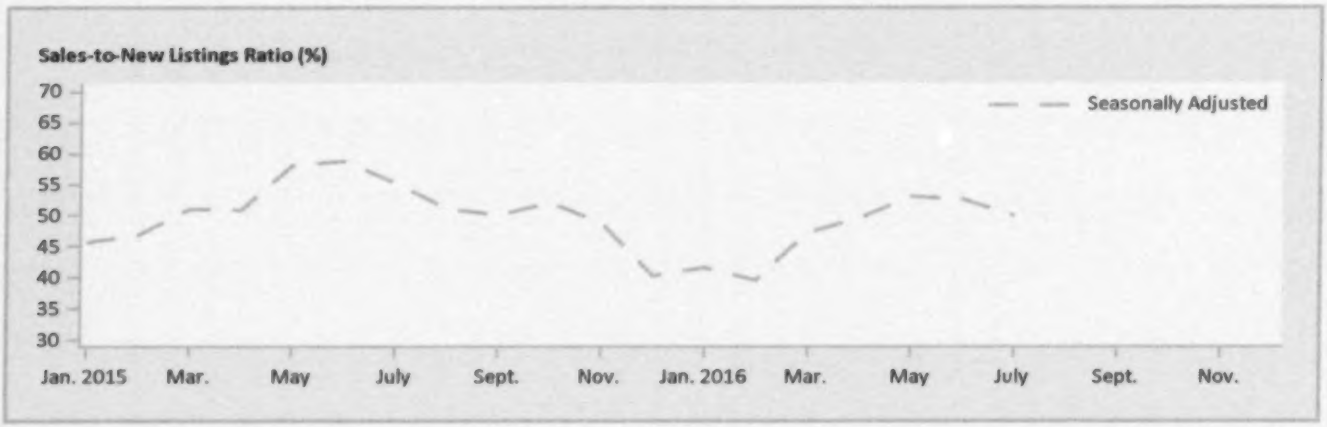


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
July 2016

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	91.4	130.5	749	4.9	72.4	1,056
	February	567	2.89	4.74	91.6	131.6	753	5.0	72.7	1,060
	March	567	2.89	4.74	91.5	132.6	754	5.4	73.0	1,065
	April	561	2.89	4.64	91.5	132.8	753	5.9	73.2	1,076
	May	561	2.89	4.64	91.6	133.3	752	6.3	73.2	1,103
	June	561	2.89	4.64	91.5	134.1	754	5.9	72.9	1,113
	July	561	2.89	4.64	91.5	134.1	755	5.7	72.6	1,115
	August	561	2.89	4.64	91.5	134.7	758	5.6	72.7	1,109
	September	561	2.89	4.64	91.5	134.4	762	6.0	73.3	1,105
	October	561	2.89	4.64	91.8	134.8	769	6.1	73.9	1,105
	November	561	3.14	4.64	91.7	134.5	775	6.2	74.4	1,099
	December	561	3.14	4.64	91.7	133.2	776	6.3	74.5	1,103
2016	January	561	3.14	4.64	91.7	133.4	777	6.5	74.7	1,098
	February	561	3.14	4.64	91.7	133.3	778	6.8	75.0	1,108
	March	561	3.14	4.64	91.7	134.7	782	6.9	75.3	1,113
	April	561	3.14	4.64	91.7	135.0	784	7.0	75.5	1,127
	May	561	3.14	4.64	91.7	135.4	781	7.0	75.1	1,130
	June	561	3.14	4.64	91.3	136.2	772	7.0	74.1	1,136
	July	567	3.14	4.74		135.3	760	7.7	73.3	1,149
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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